

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Date Received: 9/19/05
 Date Accepted: _____
 Planning District: _____
 Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Phillip A. Gallo
Rosemary Gwynn Daytime Phone: 703-354-7445

Address: 6318 7th Street, Alexandria, VA 22312

Nominator E-mail Address: rjkeller@rcfassoc.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Phillip A. Gallo

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Phillip A. Gallo Rosemary Gwynn

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

N/A

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☒ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 87,613 sq. ft. 2.01 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: **Use the Plan on the Web for your citation. It is the most up to date. Link: www.fairfaxcounty.gov/dpz/:**

REFER TO THE ATTACHED MATERIAL FROM THE COMPREHENSIVE PLAN.

Current Plan Map Designation: RESIDENTIAL USE AT 0.5 - 1 DU/AC.

Proposed Comprehensive Plan Designation:

RESIDENTIAL USE AT 2-3 DU/AC.

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	4
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 - September 21, 2005 to:

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

[illegible]

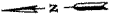
IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

[illegible]

**STATEMENT OF JUSTIFICATION
For 2005 South County Area Plans Review
Nomination to Amend the Comprehensive Plan
Property Known as Lots 5 & 6, Byrneley View**

7114-7118 Byrneley Lane, Annandale, VA
Tax Map #071-3-0010-5 & 6

1. The proposed land use of 2-3 dwelling units per acre will be compatible with current use, type, and intensity of development. (Suburban Neighborhood)
2. Due to overall lot size, future development will be compatible in scale with the surrounding area and will be supported by public utilities.
3. The revised land use designation will stimulate new development in the Byrneley View area and will revitalize the neighborhood.
4. There are other lot configurations and localized densities in the area identical to what is proposed.

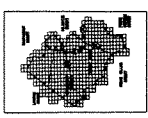


NOTES:
1. This map is a reproduction of the original map on file in the Office of the County Engineer, Fairfax County, Virginia.
2. The original map is on file in the Office of the County Engineer, Fairfax County, Virginia.
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GENERAL NOTES

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The information furnished on this map is for informational purposes only and is not to be used for any other purpose. The County Engineer, Fairfax County, Virginia, is not responsible for any errors or omissions on this map. The County Engineer, Fairfax County, Virginia, is not responsible for any errors or omissions on this map.



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SHEET INDEX

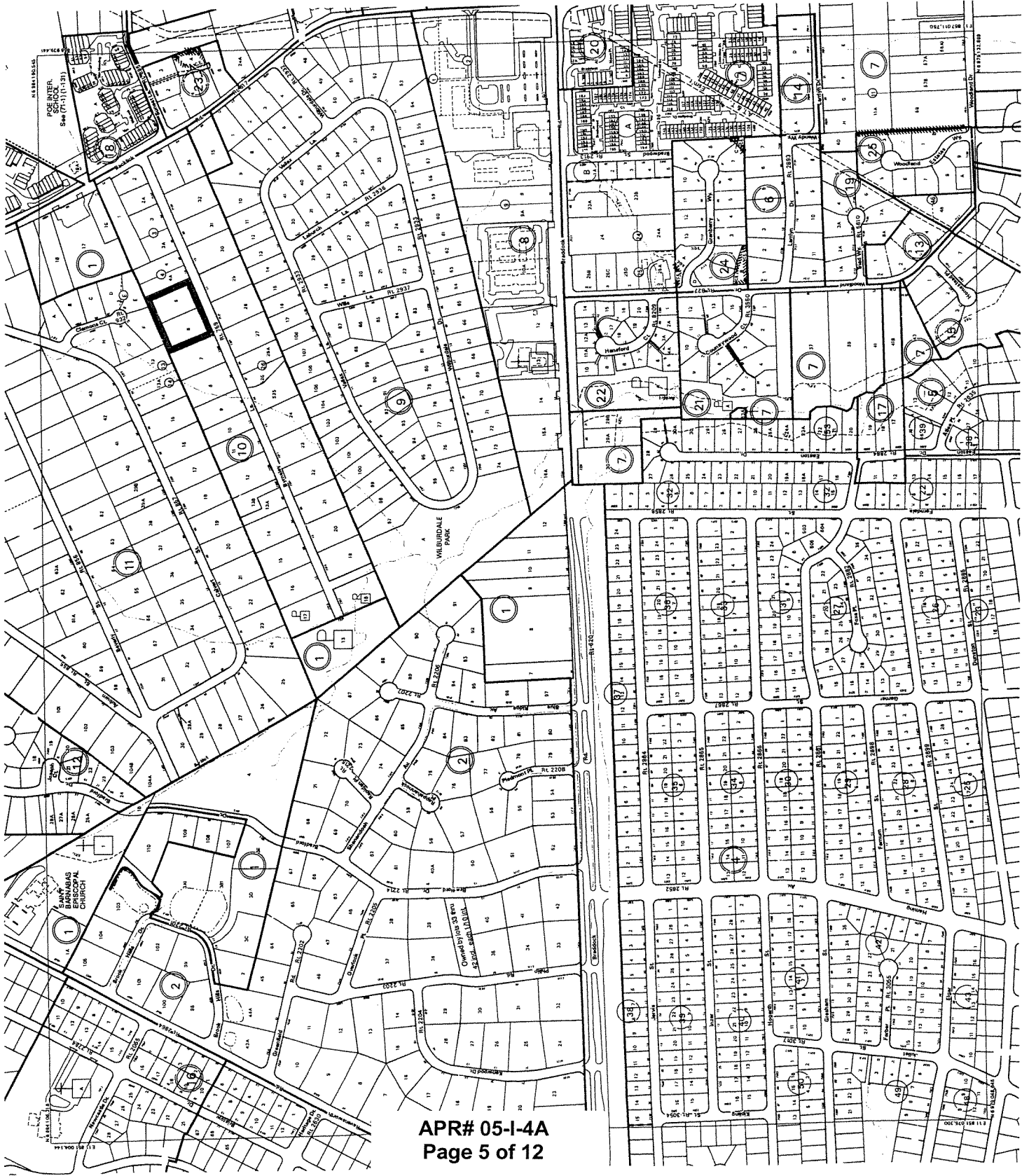
PROPERTY MAP

71-3

Revised to 01/01/05

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A10 OSSIAN HALL COMMUNITY PLANNING SECTOR

CHARACTER

The Ossian Hall Community Planning Sector contains a mix of single-family residential units located principally in the southern and eastern segments of the sector, with medium and high density residential, commercial and institutional uses along the western and northern boundaries. The Annandale Community Business Center (CBC) is located in the northeast portion of the sector. A branch of Backlick Run, which has been designated as an Environmental Quality Corridor (EQC), transects the south-central portion of this sector.

The area east of Ravensworth Road consists of older and more dispersed residential neighborhoods in which cutting and filling were less severe during construction. Previous archaeological work in the County has demonstrated that significant heritage resources may have survived in such areas. Therefore, there is a potential for resources in those areas as well as in undeveloped areas in the sector.

Wilburdale Community Improvement Area

On September 13, 1982, the Board of Supervisors adopted the Wilburdale Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The improvement area includes Laburch Lane, Wills Lane, and portions of Vellex Lane and Wilburdale Drive.

Fairdale Community Improvement Area

On July 22, 1991, the Board of Supervisors adopted the Fairdale Community Improvement Plan to upgrade and preserve the neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the costs. The improvement area is bounded by Backlick Park on the north, Backlick Road on the east, Annandale Acres subdivision on the south, and Saint Michael's Church on the west.

CONCEPT FOR FUTURE DEVELOPMENT

The Ossian Hall Community Planning Sector contains lands which are recommended to develop as part of the Annandale Community Business Center (CBC) and those which fall outside of the CBC. The Annandale Community Business Center is discussed in the section of this Plan following the district overview. The remainder of this sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

RECOMMENDATIONS

Land Use

The Ossian Hall Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Figure 57 indicates the geographic location of land use recommendations for this sector.

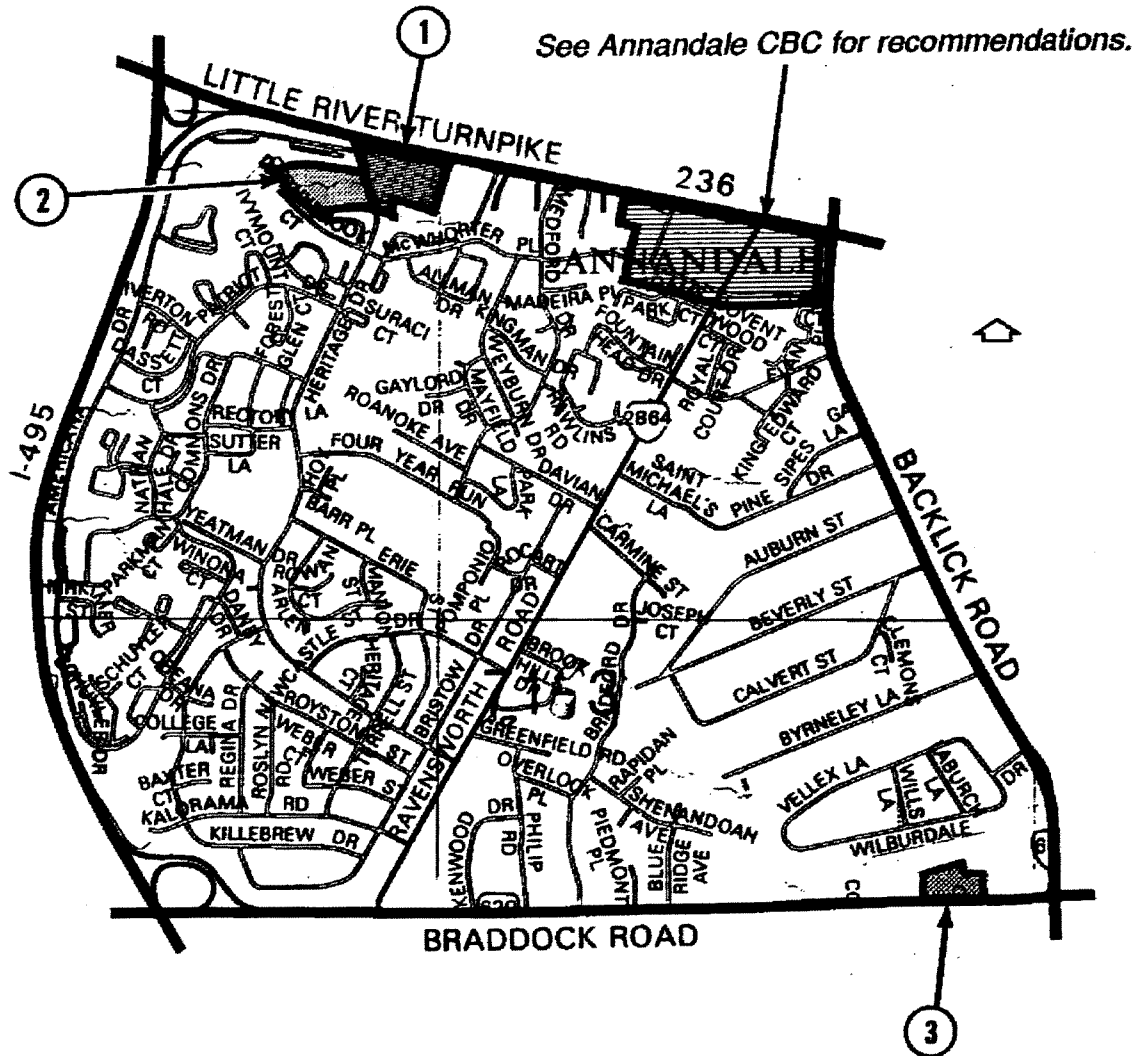
1. Parcels 70-2((1))1A, 9, and 10, and parcels 71-1((1))73 and 74 are located in the southeast quadrant of Heritage Drive and Little River Turnpike. These parcels are developed with and planned for office use at current intensities. To provide an effective transition to surrounding residential uses, the existing 130-foot undisturbed landscaped buffer between the commercial office uses on parcels 70-2((1))9 and 10 and high density residential development to the south should be maintained and protected from any future commercial development.

As an option, additional office intensity may be appropriate on parcels 70-2((1))1A, 9, and 10 with parcel consolidation, integrated development, and the removal of the existing free-standing retail use. This additional office use should be focussed on parcel 70-2((1))1A with building heights not to exceed 125 feet. A landscape feature designed to serve as a gateway to the Annandale CBC should be provided at the corner of Little River Turnpike and Heritage Drive, and streetscape improvements consistent with the Annandale CBC Urban Design Guidelines should be provided along both street frontages.

2. Parcel 70-2((14))A2, part of the original Heritage Condominium, should remain as private open space.
3. The area on the north side of Braddock Road, Tax Map 71-3((8))7, 7A, 8, 9, and 9A, located between the Leewood Nursing Home and the School for Contemporary Education, is planned for residential use at a density of 2-3 and 4-5 dwelling units per acre as shown on the Plan Map. As an option, all five lots may develop at a density of 4-5 dwelling units per acre if the following conditions are met:
 - (a) There is substantial and logical consolidation;
 - (b) The height of any building does not exceed 35 feet without fill;
 - (c) Transitional screening and barriers comply with the Zoning Ordinance requirements;
 - (d) Access points are coordinated with adjacent properties;
 - (e) The existing mature trees along Braddock Road and the Wilburdale community are saved; and
 - (f) The development proposal satisfactorily addresses the associated environmental and stormwater impacts.
4. Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area and to prevent commercial or quasi-commercial encroachment. [Not Shown]

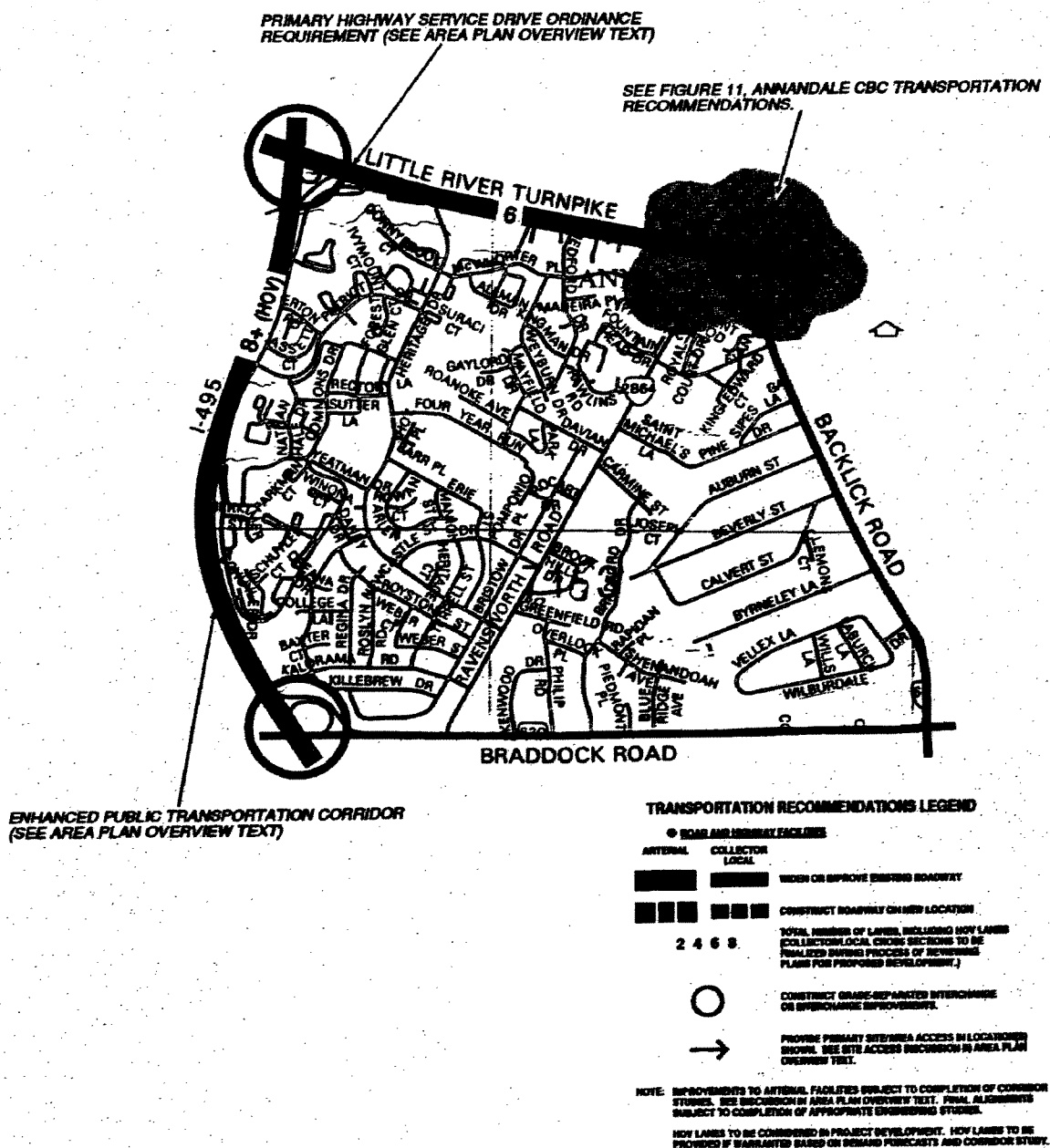
Transportation

Transportation recommendations for this sector are shown on Figure 58. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies



LAND USE RECOMMENDATIONS
GENERAL LOCATOR MAP

FIGURE 57



TRANSPORTATION RECOMMENDATIONS

FIGURE 58

and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 59. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Trails

Trails planned for this sector are delineated on Figure 60 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

FIGURE 59
PARKS AND RECREATION RECOMMENDATIONS
SECTOR A10

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
Backlick Fitzhugh Wilburdale	Additional privately maintained Neighborhood Park facilities are provided in residential developments west of Heritage Drive.
COMMUNITY PARKS:	
Ossian Hall	
DISTRICT PARKS:	
	This sector lies within the service area of Annandale District Park.
COUNTYWIDE PARKS:	
Backlick Stream Valley	Ensure protection of the EQC and public access to stream valley through acquisition and/or donation of conservation/trail easements on privately owned land in accordance with the Fairfax County Park Authority stream valley policy. Complete development of stream valley trail.

TRAILS PLAN MAP FOR THIS SECTOR
UNDER CONSTRUCTION

SEE THE 1" = 4000' SCALE
COUNTYWIDE TRAILS PLAN MAP